



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/24/2026

REQUESTER: Ken Giannone, PE

PRESENTER: Ken Giannone, PE, Capital Projects Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER THREE FOR CONTRACT K-2324-70: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND KRAPFF REYNOLDS CONSTRUCTION COMPANY INC., INCREASING THE CONTRACT AMOUNT BY \$161,798.25 FOR A REVISED CONTRACT AMOUNT OF \$5,582,788.75 FOR THE SEWER MAINTENANCE PROGRAM 2019, FINAL ACCEPTANCE AND FINAL PAYMENT OF THE PROJECT. (WARD 2)

BACKGROUND:

In 2001, the citizens of Norman approved a five dollar per month sewer maintenance fee to provide for the systematic replacement of aged and deteriorating neighborhood sewer lines. The FYE19 Sewer Maintenance Program 2019 (SMP-19) study area is shown on the attached map. After extensive study by Norman Utilities Authority's (NUA's) Consultant, Parkhill, and by NUA Sewer Line Maintenance Division and Utilities Engineering staff, the sanitary sewer lines within the study area were categorized into segments requiring replacement, rehabilitation using pipe-bursting, rehabilitation using cured-in-place-piping, or no action due to the pipe and appurtenances being in good condition.

As illustrated on the map, the SMP-19 study area is generally bounded by Lindsey Street to the north, 24th Avenue SW to the west, Highway 9 and Westbrooke Terrace to the south, and Berry Avenue to the east. It will replace over 32,000 linear feet (6.1 miles) of old sewer lines and rehabilitate or replace more than 150 manholes. This project was advertised on September 14 and 21, 2023, and bids were opened on October 5, 2023. Krapff-Reynolds Construction Co (KRCC) of Oklahoma City, Oklahoma was deemed the lowest and best bidder, and a contract in the amount of \$5,468,900.50 was awarded on November 14, 2024. Notice to Proceed was issued to KRCC on February 15, 2024 (which results in a Contract Completion Date of August 18, 2025). Work on the project commenced immediately thereafter.

DISCUSSION:

Quantities for existing unit price pay items are modified by this change order to match field conditions. Specific increases include additional pipe footage, additional paving, and reduction to internal reconnections. The total net cost of all of these revisions was \$55,032.25.

In addition, the following items that were not part of the original contract were also encountered:

No.	Description	Cost
1	Decrease of 19 Manhole Ring and Lid Replacements	-\$ 9,500.00
2	Additional 2 Vertical Feet for Add Seal and Coat Additional Vertical Footage of Manhole Wall Greater than Depth 6' with Strong MS-2C	\$ 750.00
3	Additional 25 Feet for Add 4" Service Line & Fittings beyond 10' from Centerline of Sewer Mainline	\$ 300.00
4	Emergency Repair of Collapsed 24" Sewer Line on Alameda	\$101,231.00
5	Emergency Repair of Collapsed 8" Sewer Line at Truman Elementary	\$ 13,985.00
6	In Lieu of Completing Line Item B2, "Lateral Launch of Push Camera Inspection": Starting at Final Acceptance, Contractor will furnish a 5-year warranty for all services reconnected under this Contract and at no extra cost.	\$ 0.00

This results in the total cost for proposed Change Order No. 3 to be \$161,798.25. The revised Contract cost, including previously approved Change Order Nos. 1 and 2, would be \$5,582,788.75, which is a 2.1% increase over the original contract price. Funding for proposed Change Order No. 3 would come from the SMP-19 construction account (32193338-46101 / Project WW0321) which has an available balance of \$240,265.39.

Over the course of several days in December 2025, ending on December 18, 2025, a final inspection of all manholes and sewer lines replaced or rehabilitated on this project was attended by City of Norman and KRCC staff, and a punchlist was generated. As of March 6, 2026, all items on the punchlist have been satisfactorily addressed. Therefore, staff recommends final acceptance of the project and final payment in the amount of \$453,957.82.

RECOMMENDATION NO. 1:

Staff recommends that NUA approve Change Order No. 3 to Contract K-2324-70, by and between the Norman Utilities Authority and Krapff Reynolds Construction Company Inc., increasing the contract by \$161,798.25 for a revised contract amount of \$5,582,788.75.

RECOMMENDATION NO. 2:

Staff recommends that NUA approve final acceptance of Contract K-2324-70 by and between the Norman Utilities Authority and Krapff Reynolds Construction Company Inc.

RECOMMENDATION NO. 3:

Staff recommends that NUA approve final payment to Krapff Reynolds Construction Company Inc., for Contract K-2324-70 in the amount of \$453,957.82.